

Exhibit A

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Utility Easement

TLS Properties, Ltd.. Tract
Crawford Burnett League
College Station, Texas
March **29, 2001**

All that certain tract or parcel of land lying and being situated in the Crawford Burnett League, Abstract No. 7, in College Station, **Brazos** County, Texas, being a part of that 134.041 acre tract conveyed to **TLS** Properties, Ltd. in deed recorded in Volume 3022, 187 of the Official Public Records of **Brazos** County, Texas, and a part of the abandoned **I&GN** Railroad right-of-way **acquired** by condemnation and recorded in Volume 3, Page 529 of the Civil Minutes of **Brazos** County, Texas, being an easement lying along and adjacent to the south right-of-way line of Harvey Mitchell Parkway (F.M. 2818) and along the southwest right-of-way line of said **I&GN** right-of-way and being more particularly described as **follows**:

Beginning in the southwest right-of-way line of Harvey Mitchell Parkway **in** the line between **the** said **TLS Properties, Ltd.** tract and that **81-1/2** acre tract conveyed to Harry **Gorzycki** by deed recorded in Volume 81, Page 186 of the Deed Records of **Brazos** County, Texas, **from** which **an** old 6" cedar **fence** corner post was **found** 0.7' SW and a broken 5" fence corner post was found S **41° 44' 04" W - 2414.8 feet** at the south common corner of the **said Gorzycki** and **TLS Properties, Ltd.** tracts.

Thence S 41" 44' 04" W - 59.68 feet along the line between the said **TLS** Properties, Ltd. tract and the said **Gorzycki** tract the most westerly corner of this tract;

Thence through the said TLS Properties, Ltd. tract parallel to and forty feet (40') **from** said right-of-way line as follows;

N **83° 49' 10" E - 346.42 feet** to an angle point;

N 84" 57' **15" E - 1000.33 feet** to an angle point;

N **83° 48' 30" E - 224.16 feet** to an angle **point**;

S **88° 54' 38" E - 213.32 feet** to an angle **point**;

S 47" 13' 34" E - 293.54 **feet** to an angle point in the old southwest right-of-way line of the abandoned **I&GN** Railroad;

Thence S **22° 03' 25" E - 614.30 feet** to a fence in the northwest line of **Dowling** Road for the most southerly corner of this tract;

Thence **N 43° 00' 00" E** ~ 49.63 feet **along** the northwest line of **Dowling Road** to the most easterly comer of this tract;

Thence **N 22° 03' 25" W** – 663.41 **feet approximately along an old fence line on the northeast** line of the said TLS Properties, Ltd. tract to the southeast right-of-way line of **Harvey Mitchell Parkway**;

Thence along the south right-of-way line of Harvey Mitchell **Parkway** as follows:

N 75° 47' 23" W – 63.83 **feet** to a concrete **right-of-way marker found at an angle point**,

N 47° 13' 34" W – 208.45 feet to a concrete right-of-way marker **found at an angle point**;

N 88° 54' 38" W – 231.09 feet to a concrete right-of-way marker found at an angle point;

S 83° 48' 30" W – 226.30 **feet to** an angle point;

S 84° 57' 15" W – 1000.33 feet to a concrete right-of-way marker found at an angle point;

S 83° 49' 10" W – 302.52 feet to the Point of Beginning and containing 2.58 acres of land more or less.

Bearings are Texas State Plane, Central Zone, **NAD-83** datum, as **determined** by GPS observations **using** City of College Station 1994 GPS **monuments**.

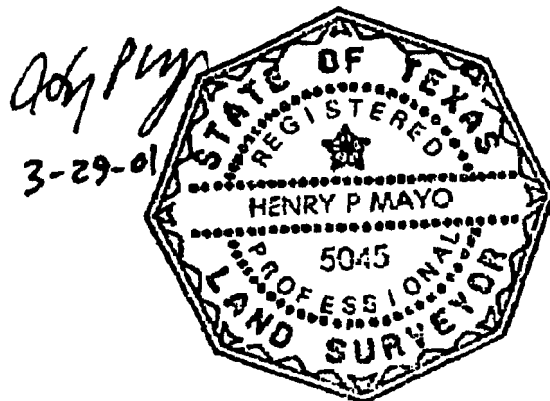


Exhibit B

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Utility Easement

Gorzycki tract
Crawford Burnett League
College Station, Texas
March 29, 2001

All that certain **tract** or parcel of land lying and being situated in the **Crawford Burnett League**, Abstract No. 7, in **College Station, Brazos County, Texas**, being a part of that **81-1/2** acre tract conveyed to Harry Gorzycki as "**Third Tract**" in deed recorded in Volume 81, Page 186 of the Deed Records of **Brazos County, Texas**, being an easement forty **feet** (40') in width lying along and adjacent to the south right-of-way line of Harvey Mitchell **Parkway** (F.M. 2818) and being more **particularly** described as follows:

Beginning in the southwest **right-of-way** line of Harvey Mitchell **Parkway** in the line between the said **Gorzycki** tract and that 4.23 acre tract conveyed as 'Second Tract' to Jean A. Preston and Linda Jean Preston by deed recorded in Volume 433, Page 48 of the Deed **Records** of **Brazos County, Texas**, **from which an old 6" cedar fence corner post was found** 1.0' SW and a petrified rock was found S 41° 50' 29" W – 629.4 feet at the most southerly **corner** of the said **Preston** tract.

Thence S 41° 50' 29" W – 47.53 feet along the line between the said Preston tract and the said **Gorzycki** tract the most westerly corner of this tract;

Thence through the said **Gorzycki** tract parallel to and forty feet (40') **from said right-of-way line** as follows;

S 80° 50' 37" E – 485.99 feet to an angle point;
N 81° 55' 48" E – 265.68 feet to an angle point;
N 83° 38' 42" E – 132.36 feet to an angle point;
S 76° 53' 26" E – 105.89 feet to an angle point;
N 83° 49' 10" E – 114.50 feet to an angle point;
N 62° 01' 05" E – 160.91 feet to an angle point;
N 83° 49' 10" E – 844.82 feet to the line **between** the said Gorzycki tract and that 134.041 acre tract conveyed to TLS Properties, Ltd. by deed recorded in Volume 3022, Page 187 of the **Official Public** Records of **Brazos County, Texas**;

Thence N 41° 44' 04" E – 59.68 feet along the line **between** the said Gorzycki tract and the said TLS Properties, Ltd. tract to the southeast right-of-way line of Harvey Mitchell Parkway, **from which a 6" cedar fence corner post was found** 0.7' SW and a broken 5" fence corner post was found S 41° 44' 04" W – 2114.8';

Thence along the south **right-of-way line** of Harvey Mitchell Parkway as follows:

S 83° 49' 10" W – 896.82 feet to a **concrete** right-of-way marker **found** at an angle point;
S 62° 01' 05" W – 160.91 feet to a **concrete** right-of-way marker found at an angle point;
S 83° 49' 10" W – 100.00 **feet** to a concrete right-of-way marker found at an angle point;
N 76° 53' 26" W – 105.95 **feet** to a **concrete** right-of-way marker found at an angle point;
S 83° 38' 42" W – 139.82 **feet** to a **concrete** right-of-way marker found at an angle point;
S 81° 55' 48" W – 260.22 feet to **an angle** point;
N 80° 50' 37" W – 454.27 feet to the Point of Beginning and containing 1.94 **acres** of **land** more or **less**.

Bearings are Texas State Plane, Central **Zone**, **NAD-83** datum, **as** determined by GPS observations using City of College Station 1994 GPS monuments.



Exhibit C

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak **Circle**
College Station, TX 77845
(979) 690-3378

Utility Easement
Preston 4.23 Acre Tract
Crawford Burnett **League**
College Station, Texas
March **29, 2001**

All that certain tract or parcel of land lying and being situated in the Crawford Burnett League, Abstract No. 7, in College Station, **Brazos** County, Texas, being a part of that 4.23 acre tract conveyed to Jean **A. Preston** and **Linda Jean Preston** as "Second Tract" in deed recorded in **Volume** 433, Page 48 of the Deed Records of **Brazos** County, Texas, being an easement forty **feet** (40') in width lying along and adjacent to the south **right-of-way** line of **Harvey Mitchell** Parkway (**F.M.** 2818) and being more particularly described as **follows**:

Beginning in the southwest **right-of-way line of Harvey Mitchell Parkway** in the line between the **said Preston tract** and that **81-1/2 acre tract conveyed as "Third Tract"** to Harry Gorzycki by deed recorded in **Volume** 81, Page 186 of the Deed Records of **Brazos** County, Texas, **from** which an old 6" cedar **fence** corner post was found 1.0' SW and a **petrified rock was found S 41° 50' 29" W – 629.4 feet** at the most southerly corner of the **said Preston tract**.

Thence N **80° 50' 37" W – 50.52 feet** along said right-of-way to a concrete right-of-way monument found at an **angle** point;

Thence N **76° 46' 47" W – 339.50 feet** continuing along said right-of-way to the common corner of the said Preston tract and that 6.2 **1 acre tract conveyed to Ervin M. Williams Sr.** and wife Mildred Williams by deed recorded in **Volume** 433, Page 39 of the Deed Records of **Brazos** County, Texas, **from which a 3/8" iron rod** was found N 41 ° E – 0.2';

Thence S **40° 46' 04" W – 45.11 feet** along the line between **the** said Preston tract and the **said Williams tract to the most westerly** corner of this tract;

Thence S **76° 46' 47" E – 361.79 feet** through the **said Preston tract**, parallel to and 40' **from** the southwest right-of-way **line** of **Harvey Mitchell Parkway**, to an angle point;

Thence S **80° 50' 37" E – 26.27 feet** continuing through the said Preston tract, parallel to and 40' **from said right-of-way line** to the line between the **said Preston tract and the said Gorzycki tract**;

Thence N 41° 50' 29" E — 47.53 feet along the line between the said Preston tract and the said **Gorzycki** tract to the Point of Beginning and containing 0.36 acres of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83 datum, as determined by GPS **observations** using City of College Station 1994 GPS monuments.

